

REVIEW - DEPARTMENT OF ENGINEERING & OPERATIONS

Data on this plat reviewed this 16th day of February, A.D. 2016 by a Licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

Paul Kauchich
PAUL KAUCHICH - CITY ENGINEER
Licensed Professional Engineer



APPROVAL - PLANNING & ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning Commission this 13th day of May, A.D. 2015.

Mary Mawds
MARY MAWDS, Chairman

Jennifer E. Shields
JENNIFER SHIELDS, Secretary

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 16th day of February, A.D. 2016.

Carl DeShar
CARL DESHAR, Mayor
ATTEST:
LISA TARUFFELLI, City Clerk



STATEMENT OF SURVEYOR

I, Geno G. Ferrero do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Wyoming; that this plat is a true, correct, and complete plat of the NORTH PARK VILLAGE, PHASE 2, as laid out, plotted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Rock Springs' regulations governing the subdivision of land to an accuracy of one (1) part in ten thousand (10,000).

Geno G. Ferrero
Geno G. Ferrero
Professional Land Surveyor
Wyoming Registration No. 12787
WYOMING

STATE OF WYOMING } ss
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 16th day of FEB., 2016, by:

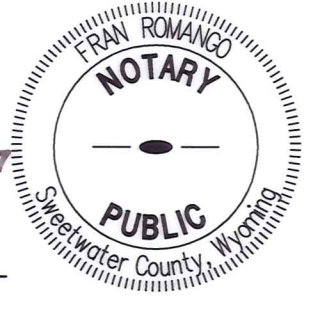
Geno G. Ferrero

as a free and voluntary act and deed.

Witness my hand and official seal.

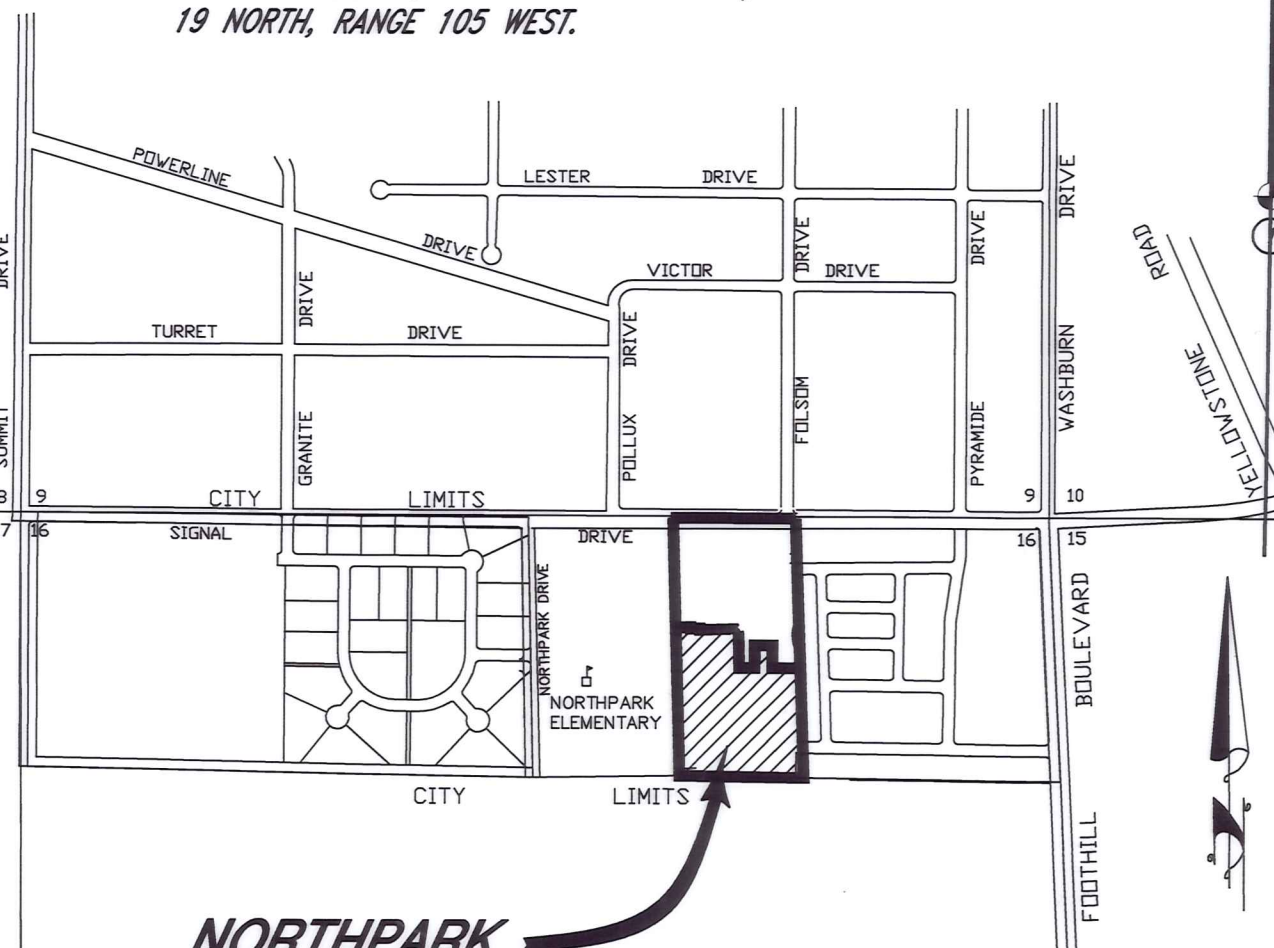
My commission expires: 10-10-2017

Frank Romagnolo
Notary Public



BASIS OF BEARING

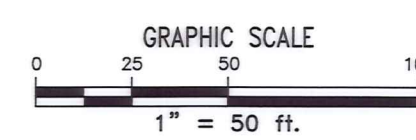
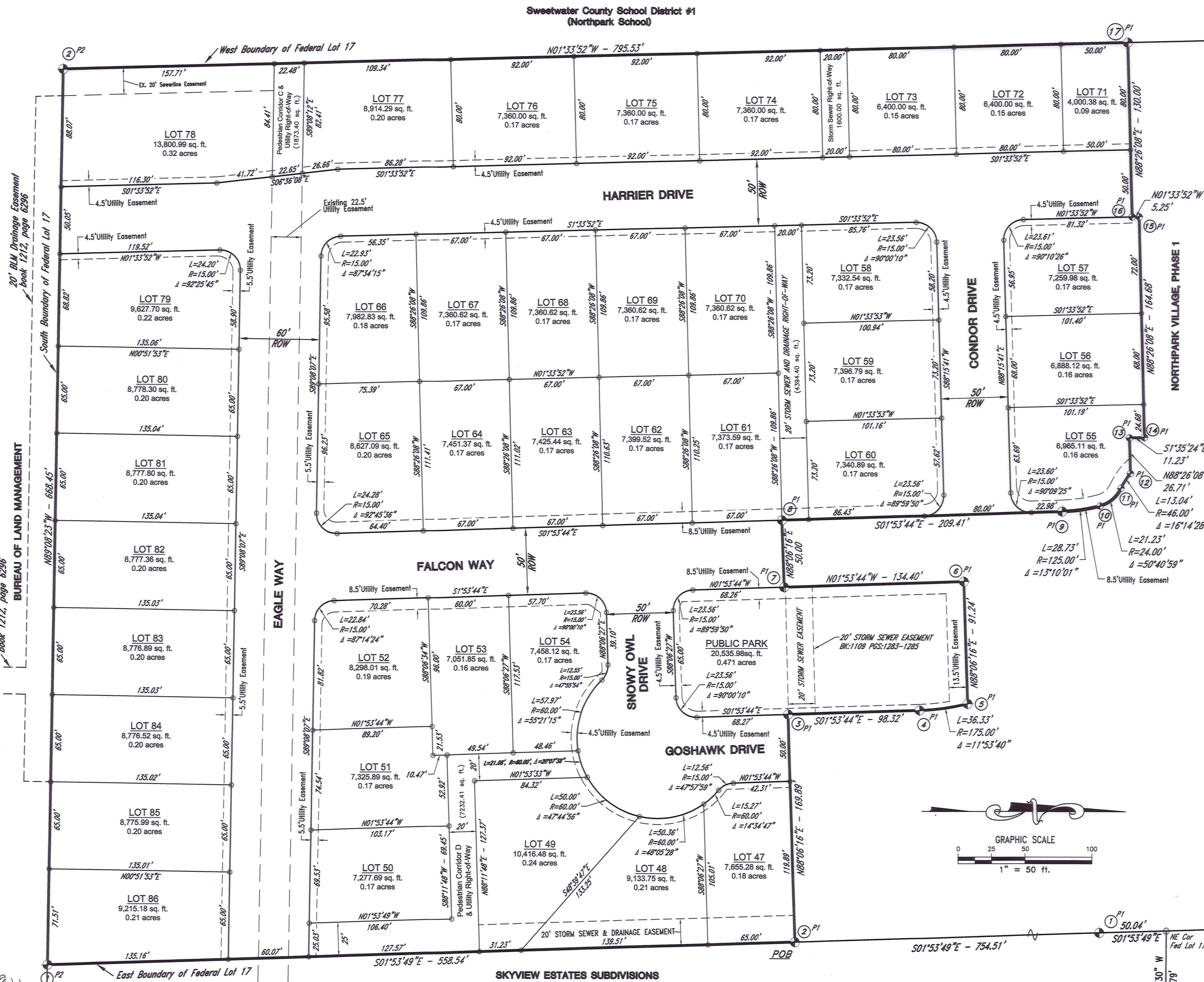
THE BASIS OF BEARING FOR THIS SUBDIVISION IS SOUTH 89°43'30" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 105 WEST.



NORTH PARK VILLAGE PHASE 2
VICINITY MAP

FINAL PLAT FOR NORTH PARK VILLAGE, PHASE 2

SECTION 16, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



NOTE:

THIS SUBDIVISION INCLUDES A TOTAL OF 40 LOTS AND CONTAINS A TOTAL OF 10.742 ACRES, INCLUDING 2.655 ACRES IN STREET AREA, 0.471 ACRES IN PARK AREA AND 0.346 ACRES IN PEDESTRIAN CORRIDORS AND STORM SEWER AND DRAINAGE RIGHTS-OF-WAY.

THE PARK, PEDESTRIAN CORRIDORS AND STORM SEWER AND DRAINAGE RIGHTS-OF-WAY ARE PUBLIC.

MAINTENANCE AND UPKEEP OF DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. FENCES, WALLS OR FOOTINGS THAT WOULD IMPEDE DRAINAGE FLOWS WITHIN THOSE DRAINAGE EASEMENTS AND REGRADING OF DRAINAGE EASEMENTS SHALL NOT BE PERMITTED.

MONUMENTS

3-1/4" BERTINSE ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "NORTH PARK 1 (CORNER # INDICATED ON PLAT) PLS 2928".

3-1/4" BERTINSE ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "NORTH PARK 2 (CORNER # INDICATED ON PLAT) PLS 12787".

INDIVIDUAL LOT CORNERS TO BE MONUMENTED BY A 5/8"x24" REBAR WITH 2" ALUMINUM CAP WITH STAMPED "PROPERTY CORNER JFC PLS 12787".

EXISTING EASEMENTS TO BE VACATED BY THIS PLAT

Utility Easement described in Book 1130, Pages 1470-1472

Condor Drive right-of-way dedicated by plat overlays this easement.

Access Easement described in Book 1194, Pages 5140-5149

Exhibit A - Temporary Access Easement from south end of Falcon Way (Northpark Village - Phase 1) to west end of Eagle Way (Skyview Estates - 6th Section). Falcon Way and Eagle Way rights-of-way dedicated this plat provide Permanent Access.

Exhibit B - Temporary Access Easement from south end of Goshawk Drive to east side of Falcon Way. Goshawk Drive and Snowy Owl Drive rights-of-way dedicated this plat provide Permanent Access.

Utility Easement described in Book 1109, Pages 1286-1289

Goshawk Drive permanent right-of-way and Pedestrian Corridor D & utility right-of-way dedicated by this plat overlays this easement.

Utility Easement described in Book 1109, Pages 1290-1292

Harrier Drive and Eagle Way permanent rights-of-way dedicated by this plat overlay this easement.

DEDICATION

Know all men by these presents that the undersigned NORTH PARK, LLC, RICHARD C. NORRIS, and RSNB BANK being the owners, proprietors, or parties of interest in the land shown in this plat, do hereby certify:

That the foregoing plat designated as NORTH PARK VILLAGE, PHASE 2, is located in Federal Lot 17, Section 16, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming, and is more particularly described as follows:

Commencing at the Northeast corner of said Section 16;

Thence North 84°43'30" West along the north line of said Section 16 for a distance of 1320.74 feet to Northeast corner of the said Federal Lot 17;

Thence South 01°53'44" East along the east line of said Federal Lot 17 for a distance of 50.04 feet to the northeast corner of the Northpark Village Phase 1 Subdivision, said point is monumented with a 3-1/4" Bertinse aluminum cap with 2-3/8"x30" aluminum pipe stamped "NORTH PARK 1 CORNER # PLS 2928";

Thence continuing South 01°53'44" East along the easterly line of said Federal Lot 17 for a distance of 754.51 feet to a point, said point is monumented with a 3-1/4" Bertinse aluminum cap with 2-3/8"x30" aluminum pipe stamped "NORTH PARK 1 CORNER # PLS 2928" and being the TRUE POINT OF BEGINNING;

Thence continuing South 01°53'44" East along the easterly line of said Federal Lot 17 for a distance of 558.54 feet to the southeast corner thereof;

Thence North 84°08'23" West along the southerly boundary of said Federal Lot 17 for a distance of 668.45 feet to the southwest corner thereof;

Thence North 01°53'52" West along the westerly boundary of said Federal Lot 17 for a distance of 745.53 feet;

Thence North 88°26'08" East for a distance of 130.00 feet;

Thence North 01°53'52" West for a distance of 5.25 feet;

Thence North 88°26'08" East for a distance of 164.68 feet;

Thence South 01°53'24" East for a distance of 11.23 feet;

Thence North 88°26'08" East for a distance of 26.71 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 40°24'45" East, a radial distance of 46.00 feet;

Thence southeasterly along the arc, through a central angle of 16°14'28", a distance of 19.04 feet to a point of reverse curve to the right having a radius of 24.00 feet and a central angle of 50°40'59";

Thence southeasterly along the arc, a distance of 21.23 feet to a point of compound curve to the right having a radius of 125.00 feet and a central angle of 15°10'01";

Thence southerly along the arc, a distance of 28.73 feet;

Thence South 01°53'44" East for a distance of 209.41 feet;

Thence North 88°06'16" East for a distance of 50.00 feet;

Thence North 01°53'44" West for a distance of 134.40 feet;

Thence North 88°06'16" East for a distance of 91.24 feet to the point of curve of a non tangent curve to the right, of which the radius point lies South 76°12'36" West, a radial distance of 175.00 feet;

Thence southerly along the arc, through a central angle of 11°53'40", a distance of 36.33 feet;

Thence South 01°53'44" East for a distance of 49.32 feet;

Thence North 88°06'16" East for a distance of 164.68 feet to the POINT OF BEGINNING.

and contains an area of 10.742 acres, more or less, and that this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and that the undersigned owners of the land shown and described on this plat do hereby dedicate to the City of Rock Springs and its successors for perpetual public use all streets and easements for the purposes designated and other lands within the boundary lines of the plat as indicated and not otherwise dedicated for public use. All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 15th day of February, 2016, by:

Richard C. Norris
NORTH PARK, LLC
By: Richard C. Norris, Manager
64 Ensign Drive, Box D7
Dillon, Colorado 80435

Richard C. Norris
Richard C. Norris, Manager

STATE OF Colorado } ss

COUNTY OF Summit }

The foregoing instrument was acknowledged before me this 15th day of Feb., 2016, by:

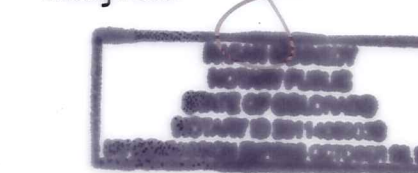
Richard C. Norris

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 10-23-2019

Notary Public



Richard C. Norris
RICHARD C. NORRIS - Mortgagee
(Mortgagee - Northpark, LLC)
64 Ensign Drive, Box D7
Dillon, Colorado 80435

Richard C. Norris
Richard C. Norris, Mortgagee

STATE OF Colorado } ss

COUNTY OF Summit }

The foregoing instrument was acknowledged before me this 15th day of Feb., 2016, by:

Richard C. Norris

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 10-23-2019

Notary Public



Heather Anderson
RSNB BANK - Mortgagee
(Mortgagee - Northpark, LLC)
64 Ensign Drive, Box D7
Dillon, Colorado 80435

Heather Anderson
Heather Anderson, Senior Loan Officer

STATE OF Wyoming } ss

COUNTY OF Sweetwater }

The foregoing instrument was acknowledged before me this 15th day of Feb., 2016, by:

Heather Anderson

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 5-1-2020

Notary Public



MORTGAGEE

The undersigned RICHARD C. NORRIS, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sweetwater County and Ex-Officio Recorder of Deeds at Book 1153, Page 1473, NORTH PARK, LLC, by its signature on this plat, consents to the dedication made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the City of Rock Springs for public use, as listed and described on this plat from the aforementioned mortgage.

Richard C. Norris
RICHARD C. NORRIS, MORTGAGEE

MORTGAGEE

The undersigned RSNB BANK hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sweetwater County and Ex-Officio Recorder of Deeds at Book 1153, Page 1473, NORTH PARK, LLC, by its signature on this plat, consents to the dedication made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the City of Rock Springs for public use, as listed and described on this plat from the aforementioned mortgage.

Heather Anderson
RSNB BANK, MORTGAGEE
HEATHER ANDERSON, SENIOR LOAN OFFICER

PLANNED UNIT DEVELOPMENT CONFORMANCE

This plat conforms with NORTH PARK VILLAGE, PHASE 2, a Planned Unit Development, as approved by the Mayor and City Council of the City of Rock Springs, Wyoming, this 16th day of February, 2016, and may be used as the necessary recording instrument for said Planned Unit Development.

Carl DeShar
CARL DESHAR, Mayor

Lisa Taruffelli
LISA TARUFFELLI, City Clerk

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 3:44 o'clock P.M.,

July 7, 2017, and is duly recorded in Book 1153, Page No. 582

Steven Davis

County Clerk

Steven Davis

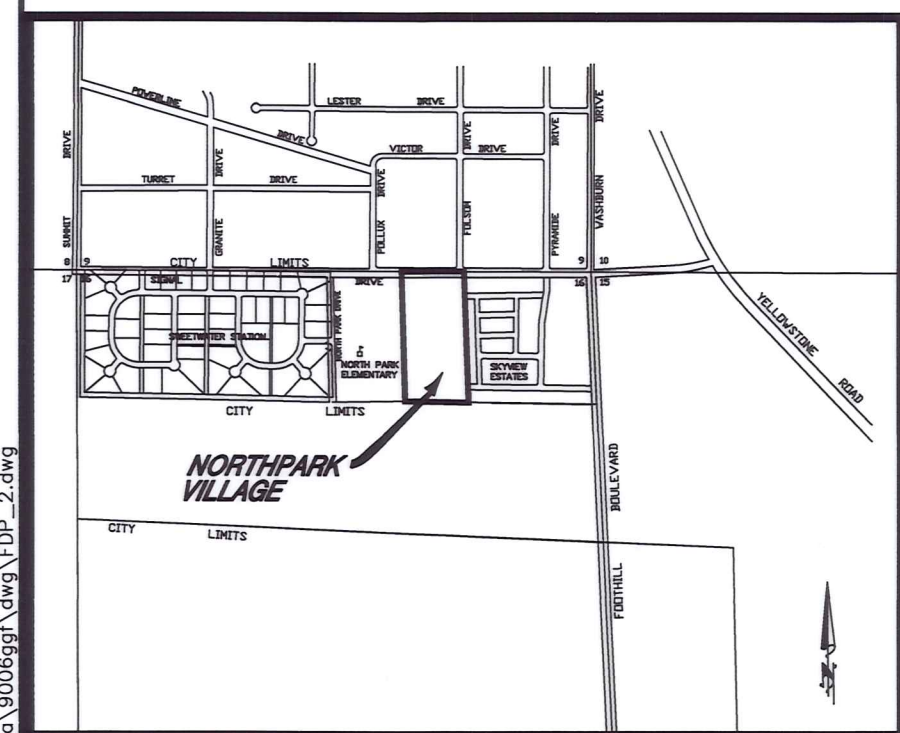
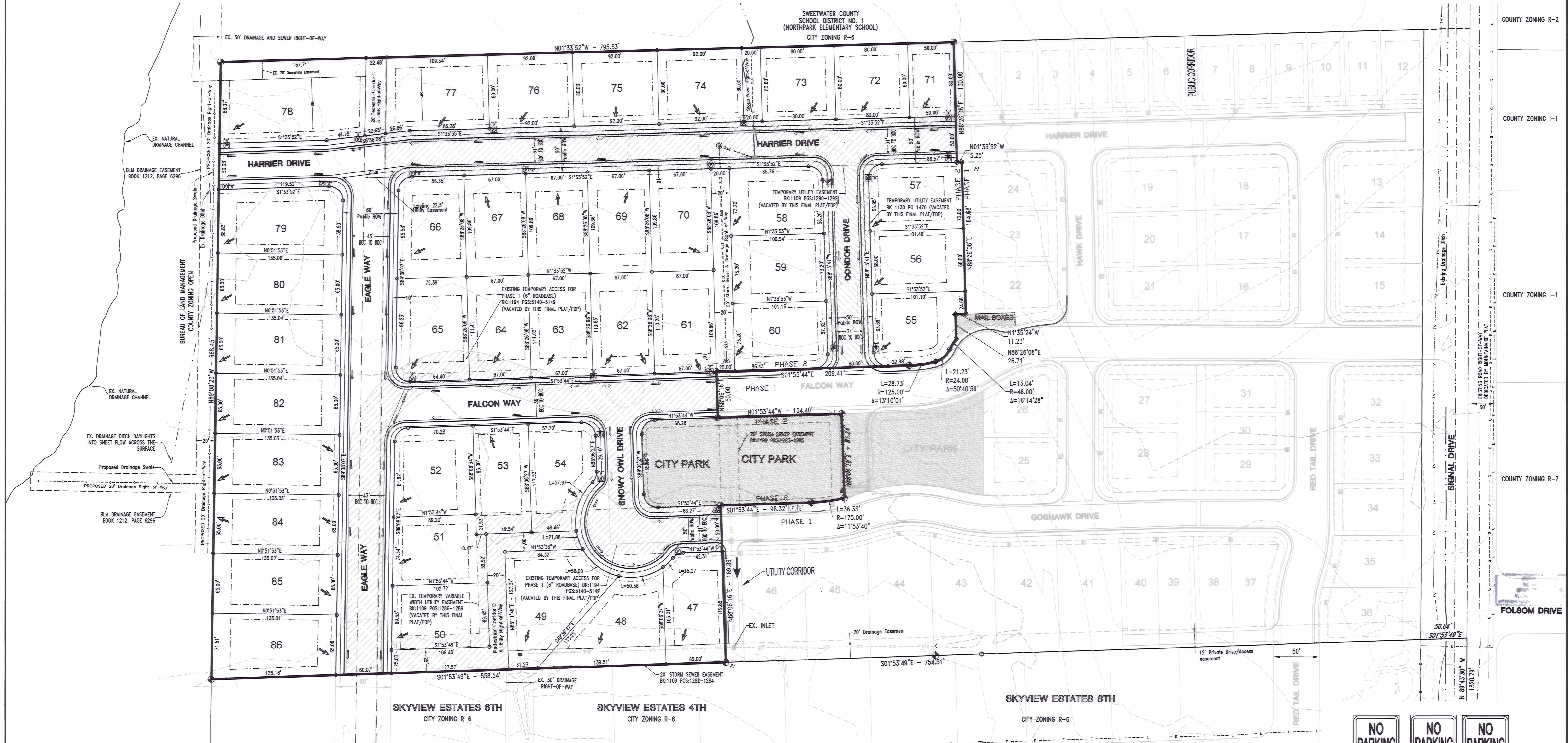
Deputy



DEVELOPER

NORTH PARK, LLC
64 Ensign Drive, Box D7
Dillon, CO 80435
Phone: (970) 513-1580
Contact: Richard C. Norris

NORTHPARK VILLAGE, PHASE 2
SECTION 16, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



VICINITY MAP
SCALE: 1"=2000'

TABULATION

PHASES 1 & 2

ZONING	R-6(PUD)
TOTAL LAND AREA	19.960AC
TOTAL NUMBER OF LOTS	86
TOTAL LOT AREA	12.379AC (62.02% OF TOTAL AREA)
DENSITY	4.3120/AC
OPEN SPACE	7.581AC (37.98% OF TOTAL AREA)

CITY OF ROCK SPRINGS

TOTAL STREET RIGHT-OF-WAY	5.791AC (29.01% OF TOTAL AREA)
PARK	0.778AC (3.90% OF TOTAL AREA)
CORRIDORS / UTILITY RIGHT-OF-WAY	0.465AC (2.33% OF TOTAL AREA)

PHASE 2

TOTAL AREA OF PHASE 2	10.742AC
NUMBER OF LOTS	40
LOT AREA	3.704AC (67.68% OF TOTAL AREA OF PHASE 2)
DENSITY	3.7220/AC
OPEN SPACE	3.472AC (32.32% OF TOTAL AREA OF PHASE 2)

CITY OF ROCK SPRINGS

TOTAL STREET RIGHT-OF-WAY	2.655AC (23.13% OF TOTAL AREA OF PHASE 2)
CORRIDOR / UTILITY RIGHT-OF-WAY	0.346AC (3.22% OF TOTAL AREA OF PHASE 2)
PARK	0.471AC (4.38% OF TOTAL AREA OF PHASE 2)

GENERAL NOTES

- THIS PAGE IS THE 2ND PAGE OF THE FINAL PLAT AND ALL SIGNATURES WILL APPLY TO THIS PAGE.
- STREETS ARE TO BE PUBLICLY DEDICATED.
- MAINTENANCE AND UPKEEP OF DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. FENCES, WALLS OR FENCES THAT WOULD IMPED DRAINAGE FLOWS WITHIN THOSE DRAINAGE EASEMENTS AND REGRADING OF DRAINAGE EASEMENTS SHALL NOT BE PERMITTED.
- WATERLINES FOR PHASE 1 HAVE BEEN INSTALLED FOR THE NORTHPARK SUBDIVISION.
- SEWER LINES FOR PHASE 1 HAVE BEEN INSTALLED FOR THE NORTHPARK SUBDIVISION.
- ALL WATERLINES ARE 8" EXCEPT FOR THE 12" IN EAGLE WAY. FIRE HYDRANT LATERALS ARE 6".
- UTILITY EASEMENTS ARE LOCATED IN THE FRONT OF THE LOTS 10 FEET FROM THE BACK OF SIDEWALK.
- WATER AND SEWER SHALL BE PUBLIC.
- PUBLIC CORRIDORS WILL HAVE A 5' WIDE SIDEWALK OFFSET 5' TO 10' FROM THE UNDERGROUND UTILITIES. THE REMAINDER OF THE PUBLIC CORRIDORS AND DRAINAGE & UTILITY RIGHT-OF-WAYS WILL BE LANDSCAPED WITH 4" HOOD WITH WEED CHECK GEO-FABRIC. ROLLERS WILL BE USED TO BLOCK VEHICLES FROM ENTERING THESE AREAS.

SETBACKS

LOTS	TYPE	FRONT	BACK	SIDE	CORNER	SIDE
47-49	SFD	20'	20'	6' & 10'	15'	
50-54	SFD	10'	20'	6' & 10'	15'	
55-57	SFD	10'	20'	6' & 10'	15'	
58-60	SFD	10'	20'	6' & 10'	15'	
61-70	SFD	20'	20'	6' & 10'	15'	
71	SFD	10'	12'	6' & 10'	15'	
72-77	SFD	10'	12'	6' & 10'	N/A	
78	SFD	10'	20'	6' & 10'	N/A	
79-86	SFD	20'	20'	6' & 10'	15'	

EACH UNIT SHALL HAVE TWO OFF-STREET PARKING SPACES. A GARAGE CAN BE USED FOR THIS REQUIREMENT. IF A PAVED DRIVEWAY IS BEING USED THEN THE DRIVEWAY SHALL BE A MINIMUM OF 20' IN LENGTH.

NO STRUCTURE OR FENCING IN EXCESS OF 30" TALL SHALL BE PERMITTED TO BE LOCATED INSIDE OF THE 40' CORNER VISION TRIANGLE AREA.

*BUILDING ENVELOPE NOT SHOWN ON FINAL DEVELOPMENT PLAN

LEGEND

- EXISTING NORTHPARK SUBDIVISION PHASE 1 STORMSEWER
- NEW PHASE 2 STORMSEWER
- NO PARKING SIGN (SEE TYPICAL NO PARKING SIGNS FOR TYPE)
- INDICATES PUBLIC PARK (CITY)
- EX. UTILITY PEDESTALS
- LOT DRAINAGE
- GUTTER DRAINAGE

RECORDED 2/2/2014 AT 3:44 PM BY S&P 1000866 BK# PG# SD
STEVEN DALE DAVIS, CLERK OF SWEETWATER COUNTY, WY Page 2 of 2

JFC ENGINEERS SURVEYORS
1515 NINTH STREET
ROCK SPRINGS, WY 82901
PHONE (307) 362-7519
FAX (307) 362-7569
http://www.jfc-wyo.com

GRAPHIC SCALE
1 inch = 50 ft.
DRAWN BY:
TLW/MBD/CAS

Certified this 13th day of May, 2015.
Jennifer A. Shields
Zoning Administrator

NORTHPARK VILLAGE, PHASE 2
PUD FINAL DEVELOPMENT PLAN
NORTHPARK, LLC
64 ENSIGN DRIVE, BOX D7
DILLON, COLORADO 80435
PHONE: 970-513-1580

DATE:
REV. FEB. 2016
PROJECT NO:
9006-14S
SHEET NO:
2 OF 2